

APPROVED HOPKINTON CONSERVATION COMMISSION MEETING MINUTES, AUGUST 19, 2014

Present: L. Wilder, C. Kapala, R. Klemarczyk, B. LaPree (alternate serving as voting member), E. Leadbeater, J. Merrow; and D. Taylor (guest)

The meeting was called to order AT 7:05 pm and Ron made a motion and Cleve seconded to go into non-public session.

In the return to the regular meeting:

1. Trails: Letter of approval received from the Luneaus to cross their property with a trail extension. Selectmen need to sign it. The HCC Trail Subcommittee would like to meet with the Selectmen to present the trail extension, ask for signature, and request permission to do necessary maintenance for a foot trail on the Class 6 road between Putney Hill Road and Dolly Road. Motion by Ron, second by Cleve, unanimously approved.
2. Lee asked Erick to invite the student whose attendance the HCC sponsored at conservation camp this summer, to attend the HCC meeting in September.
3. Lee asked members to consider the beaver problem at Brockway. Smith Pond Bog a mess. Go to both properties and consider options. Review NH Fish & Game and NHDES Dam Bureau info regarding beavers. Ron suggested checking the deed for Brockway.

Motion to adjourn by L. Wilder at 8:05, second by J. Merrow, unanimously approved.

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Discussion of possible Dustin parcel purchase.

Wetland analysis: Jed Merrow discussed with Lori Sommer and agreed to review the wetlands, map their approximate locations, evaluate wetlands, and prepare a report.

Environmental analysis: This refers to examination of hazardous materials records. Lori Sommer indicated a review of the NHDES OneStop database would likely be sufficient.

Survey: The property has a complicated survey history. A prior survey was not done properly, and no corners were set; part of the lot sold to Bohanons, who subdivided and sold a 5-acre lot to Dan Dustin; subsequent surveys did not match up.

Ken Stern wants a survey map with accurate survey of the lot and that is recordable. Needed soon. Ron asked Mark Sargent of Bartlett Survey. Three options were proposed, \$3800/4400/6100. To survey all necessary lines and set corners, with a recordable survey, would cost \$6100. Cost seems in line with other surveyors' costs. Would Dustins split the cost? They would benefit as it fixes their problem. Ron will ask Dan Dustin.

Overall parcel purchase cost: see handout. \$127000 less \$500 paid less \$89000 mitigation fee = 37,500 plus \$5100 additional survey cost = \$42,600.

Conservation fund balance: \$82,228.58

Balance in conservation fund would be around \$39,628.58. There would be no reimbursement of costs.

Motion: L. Wilder motion, E. Leadbeater second: The CC will pay not more than \$6100 to obtain a proper recordable survey with all property corners set for the Dan Dustin property, south side. Tax map 224, lot 28. Passed unanimously.

The costs other than survey are expected to be approximately \$36,500 as of this date and budget calculation.

The CC members support the concept and think the Selectmen and public are likely to support it.

Motion by Jed Merrow: The CC approves the concept of preserving this parcel and expending funds from the Conservation Commission account, and further moves to present this to the Selectmen for their consideration and approval.

Second by R. Klemarczyk. Unanimously approved.

Later, CC would have to vote to expend the funds. Then a public hearing, jointly with Selectmen's hearing.

Regarding easement ownership: for the Bohanon parcel, the town is a co-holder with 5RCT, an unusual arrangement. It cannot be easily amended. Most easements now involve a party with an Executory interest rather than a co-holder. The CC believes the town is likely to prefer an Executory interest rather than co-holder. This provides more protection and less liability for the town.

Should we ask for an informal letter of agreement from Dustins prior to the hearing? Yes, need some evidence of commitment. Dijit will follow up.

L. Wilder moved, E. Leadbeater second, to come out of Executive Session. Unanimous.